

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-15651 - APPLICANT/OWNER: FRANK HAWKINS, JR.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on October 6, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4924) as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-4924) that allowed a 60-lot single family residential development on 4.5 acres at 711 North Tonopah Drive.

EXECUTIVE SUMMARY

This is the first request for an extension of time for the approved Site Development Plan Review (SDR-4924). The extension of time is needed to prevent the parent Site Development Plan Review and related cases from expiring prior to recordation of the final map. The applicant has submitted civil improvement plans and a final map to the City. The plans are in various stages of plan check. Therefore, the subject extension of time can be supported as conditioned.

BACKGROUND INFORMATION

A) *Related Actions*

- 09/09/98 The City Council denied a request for a Rezoning (Z-0042-98) on the subject site from R-1 (Single Family Residential) to R-4 (High Density Residential), to accommodate a project consisting of 160 one-bedroom Apartments. The Planning Commission and staff recommended denial on 07/09/98.
- 12/01/99 The City Council approved a requests for a General Plan Amendment (GPA-0036-99) from ML (Medium-Low Density Residential) To: M (Medium Density Residential), a Rezoning (Z-0062-99) from R-1 (Single Family Residential) to: R-3 (Medium Density Residential), and a Site Development Plan Review (Z-0062-99(1)) on the subject site, for a 75-unit, two-story Senior Housing Complex. The Planning Commission and staff recommended approval of the General Plan Amendment on 10/21/99, and of the other two applications on 10/28/99.
- 10/06/04 The City Council approved a Rezoning (ZON-4923) from R-1 (Single Family Residential) under a Resolution of Intent to R-3 (Medium Density Residential) to R-PD13 (Residential Planned Development - 13 Units per Acre), a Site Development Plan Review (SDR-4924) for a 60-lot single-family residential project and a Variance (VAR-5039) to allow an R-PD (Residential Planned Development) zoning district on 4.5 acres where 5.00 acres is the minimum required. The Planning Commission and staff recommended approval on 09/09/04.

- 05/26/05 The City Council approved a Tentative Map (TMP-6489) for a 60-lot single family residential subdivision on 4.50 acres adjacent to the west side of Tonopah Drive, approximately 450 feet north of Bonanza Road. Staff recommended approval of the request.
- 09/20/06 The City Council will consider two related Extensions of Time (EOT-15653) of an approved Rezoning (ZON-4923) from R-1 (Single Family Residential) to R-PD13 (Residential Planned Development - 13 Units per Acre) and Extension of Time (EOT-15654) of an approved Variance (VAR-5039) that allowed an R-PD (Residential Planned Development) zoning district on 4.5 acres where 5.0 acres is the minimum required. Staff is recommending approval of the related items.

B) Pre-Application Meeting

A pre-application meeting is not required for an Extension of Time request.

C) Neighborhood Meetings

A neighborhood meeting is not required for an Extension of Time request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.50
Net Acres: 3.10

B) Existing Land Use

Subject Property: Undeveloped
North: Multi-Family Dwellings
South: Multi-Family Dwellings
East: Single Family Dwellings
West: Multi-Family Dwellings

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: M (Medium Density Residential)
South: H (High Density Residential) and ML (Medium-Low Density Residential)
East: L (Low Density Residential) and M (Medium Density Residential)
West: ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential) under Resolution of Intent to R-PD13 (Residential Planned Development - 13 Units per Acre)
North: R-PD16 (Residential Planned Development - 16 Units per Acre)
South: R-4 (High Density Residential) and C-M (Commercial/Industrial)

East: R-E (Residence Estates)
West: R-1 (Single-Family Residential) and R-PD16 (Residential Planned Development - 16 Units per Acre)

E) General Plan Compliance

The subject site is currently designated on the Southeast Sector Plan map as M (Medium Density Residential). The R-PD13 (Residential Planned Development – 13 Units per Acre) zoning district conforms to the M land use designation. The site plan conforms to this companion zoning district.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
<i>West Las Vegas Plan</i>	X	
<i>Las Vegas Redevelopment Plan</i>	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

ANALYSIS

A) General Analysis and Discussion

This is the first Extension of Time for the subject Site Development Plan Review (SDR-4924). The Site Development Plan Review was approved by the City Council on 10/06/04. There was an associated Variance (VAR-5039) and Rezoning (ZON-4923) that were also approved. The applicant has submitted civil improvement plans and a final map to the City. The extension of time is needed to prevent the parent Site Development Plan Review and related cases from expiring prior to recordation of the final map. Therefore, the Extension of Time can be supported to allow for additional time.

B) Previous Conditions of Approval from Rezoning (SDR-4924)

1. A Rezoning [ZON-4923] to an R-PD13 (Residential Planned Development - 13 Units per Acre) Zoning District and a Variance (VAR-5039) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The development shall be in conformance with the site plan and building elevations to include a two-story product, as presented at the October 6, 2004 City Council meeting, except as amended by conditions herein.

4. The applicant shall work with staff to redesign the side elevations of the proposed homes to improve the articulation and appearance of the project, so that the visual interest and variety is apparent.
5. The standards for this development shall include the following: minimum distance between buildings of 6 feet, and building height shall not exceed three stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 3 feet on any property line.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Tonopah Drive.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. All development shall be in conformance with the site plan and building elevations, date stamped 07/27/04, except as amended by conditions herein.
16. The applicant shall work with staff to redesign the exterior elevation of the proposed homes to improve the articulation and appearance of the project, so that visual interest and variety is apparent.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. Site development to comply with all applicable conditions of approval for ZON-4923 and all other subsequent site-related actions.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed development features three-story homes tightly located in clusters of eight around common private drives, with significant surrounding bands of open space. This project will be compatible with existing apartment development located to the north and west of the site, as well as with the daily-weekly apartment development to the south. Future development of the rural-density site across Tonopah Drive is uncertain at this time, as the site contains historic resources that are to be retained and would have to be integrated into any future development of that site. The proposed development is therefore compatible with existing and proposed adjacent development.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development is consistent with the General Plan. It is consistent with Title 19, in particular the open space, parking and landscaping regulations.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

Access to the property will be available from Tonopah Drive, designated as a 50-foot local street on the Master Plan of Streets and Highways. This street is adequate to meet the traffic demands of this proposed single-family residential development.

4. “Building and landscape materials are appropriate for the areas and for the City;”

The building and landscape materials are appropriate for this type of development in this portion of the City.

5. “Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”

The proposed elevations depict three-story homes, which are consistent with the scale of the existing apartments located in the area of the subject site.

6. “Appropriate measures are taken to secure and protect the public health, safety and general welfare.”

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0